

# 2020 Q4 OFFICE MARKET SURVEY



Property Address	Property Name	Average Weighted Rent (\$/SF)	Rentable Building Area (SF)	Total Occupied (SF)	% Occupied	Total Available Space (SF)	Direct Available Space (SF)	Sublet Available Space (SF)	Year Built	Year Renovated
<b>CLASS A</b>										
111 W Ocean Blvd	Landmark Square	\$ 2.92	464,406	464,406	63%	172,024	161,725	5,299	1991	-
1 World Trade Ctr	One World Trade Center	\$ 2.31	442,321	442,321	77%	132,884	132,884	-	1989	-
301 E Ocean Blvd	Shoreline Square Tower	\$ 3.54	358,812	358,812	90%	38,115	27,820	10,295	1988	-
<b>Total / AVG</b>		<b>\$2.61</b>	<b>1,436,314</b>	<b>1,265,539</b>	<b>77%</b>	<b>343,023</b>	<b>322,429</b>	<b>15,594</b>	<b>1989</b>	<b>-</b>
<b>CLASS B</b>										
211 E Ocean Blvd	211 Ocean	\$ 2.90	114,355	109,463	96%	4,892	4,892	-	1982	2000
200 Oceangate	Molina Center 1	-	230,632	230,632	100%	-	-	-	1983	-
300 Oceangate	Molina Center 2	-	230,631	230,631	100%	-	-	-	1983	-
400 Oceangate	Union Bank Building	\$ 1.95	157,683	121,319	79%	36,364	36,364	-	1975	1990
100 W Broadway	The Hubb - Creative	\$ 2.94	210,428	156,267	74%	54,161	32,848	21,313	1985	2017
249 E Ocean Blvd	International City Bank	\$ 2.09	112,215	89,997	80%	22,218	22,218	-	1981	1992
180 E Ocean Blvd	The 180 Ocean Building	-	212,639	42,729	20%	169,910	169,910	-	1984	-
330 Golden Shore	Catalina Landing 3	\$ 2.65	98,666	57,551	44%	41,115	38,115	3,000	1985	-
401 E Ocean Blvd	-	\$ 1.85	134,773	68,155	51%	66,618	66,618	-	1983	1996
320 Golden Shore	Catalina Landing 2	\$ 2.65	53,832	39,161	73%	14,671	14,671	-	1985	-
444 W Ocean Blvd	444 W Ocean Building	\$ 2.43	186,439	113,492	61%	72,947	67,024	3,673	1967	-
555 E Ocean Blvd	"555"	\$ 1.85	138,592	91,584	66%	47,008	47,008	-	1968	2002
100 Oceangate	Oceangate Tower	\$ 2.44	228,484	171,706	75%	56,778	56,778	-	1971	-
340 Golden Shore	-	\$ 2.68	56,270	45,064	80%	11,206	11,206	-	1985	-
150 Long Beach Blvd	Bank of America	\$ 2.01	49,436	39,396	80%	10,040	10,040	-	1981	-
200 Pine Ave	-	\$ 2.25	65,909	64,663	98%	1,246	1,246	-	1968	2009
999 Atlantic Ave	-	-	19,474	19,474	100%	-	-	-	1990	-
310 Golden Shore	Catalina Landing 1	-	63,736	63,736	100%	-	-	-	1985	-

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<b>CLASS B continued</b>										
604 Pine Ave	Press Telegram Building	-	70,110	70,110	100%	-	-	-	-	2013
650 Pine Ave	Meeker-Baker Bldg	-	120,000	120,000	100%	-	-	-	2014	-
<b>Total / AVG</b>		<b>\$2.38</b>	<b>2,554,304</b>	<b>1,945,130</b>	<b>79%</b>	<b>609,174</b>	<b>578,938</b>	<b>27,986</b>	<b>1977</b>	<b>2000</b>

<b>CLASS C</b>										
525 E 7th St	-	-	22,865	22,865	100%	-	-	-	1962	-
216-218 The Promenade N	-	-	22,500	17,784	79%	4,716	4,716	-	1937	-
130 Pine Ave	The Loft Bldg	\$ 1.85	26,333	500	2%	25,833	18,333	7,500	1923	2000
115 Pine Ave	L'Opera Building	\$ 1.45	67,000	50,294	75%	16,706	10,435	6,271	1906	1989
230-236 E 3rd St	The Arts Bldg	\$ 1.35	30,000	11,398	38%	18,602	14,010	4,592	1930	2012
136-140 Pine Ave	Sevilla/Design Science	\$ 2.00	24,000	12,763	53%	11,237	11,237	-	1995	-
235-247 E Broadway	Pacific Tower	\$ 1.47	106,754	100,758	94%	5,996	5,996	-	1923	2002
333 W Broadway	Sea Spray Gardens	\$ 2.00	33,000	31,880	97%	1,120	1,120	-	1983	-
320 Pine Ave	F&M Tower	\$ 1.90	52,000	51,451	100%	-	-	-	1923	1988
<b>Total / AVG</b>		<b>\$ 1.72</b>	<b>384,452</b>	<b>299,693</b>	<b>71%</b>	<b>84,210</b>	<b>65,487</b>	<b>18,363</b>	<b>1941</b>	<b>1998</b>